

## ADVISORY COMMITTEE COMMENT FORM FOR PROPOSED CODE CHANGES

(This form must be submitted electronically)

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### Proposed Code Change - Language

**IBC Sec. 1018.6 Corridor continuity.** Fire-resistance-rated *corridors* shall be continuous from the point of entry to an *exit*, and shall not be interrupted by intervening rooms. When the path of egress travel within a fire-resistance-rated *corridor* to the exit includes travel along unenclosed *exit access stairways* or *ramps*, the fire resistance-rating shall be continuous for the length of the *stairway* or *ramp* and for the length of the connecting *corridor* on the adjacent floors leading to the exit.

- Exceptions: 1. Foyers, lobbies or reception rooms constructed as required for *corridors* shall not be construed as intervening rooms so long as the aggregate area of such spaces does not exceed 1000 sq.ft. per floor.
2. Spaces constructed as required for *corridors* shall be permitted to be open to a *corridor*, only where all the following criteria are met:
- a. The spaces are not occupied as a *dwelling units, sleeping units, incidental use or hazardous uses.*
  - b. The open space and *corridor* is protected by an *automatic smoke detection system* that initiates alarm notification devices in all normally occupied spaces that utilize the corridor for their *means of egress.*
  - c. The space is arranged so as not to obstruct access to the required *exits.*
  - d.\* The space is not within a nonsprinklered group R occupancy.

\*To be added in the event that there is an exception to the 2012 IBC group R sprinkler provision.

### Proposed Code Change – Need and Reason

The code change is necessary so that architects, engineers and building officials have direction on what can and can not be open to a fire-resistance-rated corridor. For years the code has left it up to each building official to determine what qualifies as a “lobby” or “reception” room. The classic example is a hotel. Some municipalities this would use the “lobby” exception to allow

large spaces used for dining, drinking and swimming area. Other officials may only allow a small sitting area by the check in area. The aging of our population has spawned a lot of assisted living and senior housing facilities all of which want to have gathering areas within the corridor system to encourage the resident's to socialize, this amendment will hopefully give clear direction on how to design and approve these spacves.

### **Proposed Code Change – Cost/Benefit Analysis**

The cost/benefit would be entirely based on how a municipality currently enforces the code. For those municipalities that strictly enforce the provision the amendment would reduce the cost to achieve the design objective for these spaces as the designer will no longer need to incorporate horizontal exits, fire-resistive separations, or addition means of egress to design around the provision. For municipalities that do not strictly enforce this provision, then this obviously would increase the cost but would provide an additional level of safety with the smoke detection system so that the occupants would be notified in the event their means of egress may be compromised.

**Other Factors to Consider Related to Proposed Code Change**

1. Is this proposed code change meant to:
  - change language contained in a published code book? If so, list section(s).
  
  - change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).
  
  - delete language contained in a published code book? If so, list section(s).
  
  - delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).
  
  - neither; this language will be new language, not found in the code book or in Minnesota Rule.
  
2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.
  
3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.
  
4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.
  
5. Who are the parties affected or segments of industry affected by this proposed code change?
  
6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.
  
7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.